

AGENDA
LANCASTER COUNTY BOARD OF COMMISSIONERS
TUESDAY, MAY 31, 2005
COUNTY COMMISSIONERS HEARING ROOM, ROOM 112
FIRST FLOOR, COUNTY-CITY BUILDING
1:30 P.M.

- 1) **MINUTES:** Approval of the minutes of the Board of Commissioners meeting held on Tuesday, May 24, 2005. (A copy of these minutes is on file in the office of the Lancaster County Clerk or can be accessed at <http://www.lancaster.ne.gov>).

- 2) **CLAIMS FOR REVIEW:**
 - A. A payment voucher payable to Industrial Services, Inc. for invoice 118-954, in the amount of \$760.15. This payment includes a \$54.45 fuel surcharge which is past due and a current fuel charge of \$29.70. The total surcharge is \$84.15. The current contract does not include payment for fuel surcharges.

- 3) **CLAIMS:** Approval of all claims processed through Tuesday, May 31, 2005.

- 4) **PUBLIC HEARINGS:**
 - A. Continuation of a public hearing regarding an application for Corporate Manager for Jason Lee Meininger in connection with an application for a Class B (Beer Off Sale) and a Class I (Bottle Club) liquor license for Hidden Valley Estates L.L.C. d/b/a Hidden Valley Golf Course, located at 10501 Pine Lake Road, Lancaster County, Nebraska. (See New Business Item 5A for correlating resolution.)

 - B. County Final Plat 05023, Prairie Lake Estates 1st Addition, requested by ESP, Inc. on behalf of Marvin and Cynthia Renner, for one lot on property generally located north and west of the corner of South 54th Street and Gage Road in Lancaster County, Nebraska. (See New Business Items 5D and 5E for correlating documentation.)

 - C. County Final Plat 05030, North Branched Oak Estates, requested by Brian D. Carstens and Associates on behalf of Robert and Michelle Benes, for three lots and one outlot on property generally located southeast of the intersection of Northwest 84th Street and West Rock Creek Road in Lancaster County, Nebraska. (See New Business Items 5B and 5C for correlating documentation.)

**THOSE WISHING TO SPEAK ON ITEMS SPECIFIC TO TODAY'S AGENDA ARE
ASKED TO DO SO WHEN THE ITEM IS CALLED BY THE COUNTY CLERK. EACH
SPEAKER IS LIMITED TO FIVE (5) MINUTES.**

4) **PUBLIC HEARINGS CONTINUED:**

- D. Comprehensive Plan Amendment 05012, by the Director of Planning at the request of Prairie Homes, to amend the 2025 Lincoln/Lancaster County Comprehensive Plan to change the land use from Urban Residential to Commercial and to change the commercial size designation from Neighborhood Center to Community Center, on land generally located at North 84th and Adams Streets.

5) **NEW BUSINESS:**

- A. A resolution in the matter of a corporate manager liquor license application for Jason Lee Meininger, in connection with an application for a Class IB liquor license for Hidden valley Estates L.L.C. d/b/a Hidden Valley Golf Course, located at 10501 Pine Lake Road, Lancaster County, Nebraska. (R-05-0062)
- B. A resolution in the matter of County Final Plat 05030, North Branched Oak Estates, requested by Brian D. Carstens and Associates, on behalf of Robert and Michelle Benes, consisting of three lots and one outlot, on property generally located southeast of the intersection of Northwest 84th Street and West Rock Creek Road in Lancaster County, Nebraska. (R-05-0060)
- C. A subdivision agreement with Robert and Michelle Benes for County Final Plat 05030, North Branched Oak Estates, on property generally located southeast of the intersection of Northwest 84th Street and West Rock Creek Road in Lancaster County, Nebraska. (C-05-0290)
- D. A resolution in the matter of County Final Plat No. 05023, Prairie Lake Estates 1st Addition, requested by Lyle Loth of ESP, Inc., on behalf of Marvin and Cynthia Renner, consisting of one (1) lot, on property generally located north and west of the corner of South 54th Street and Gage Road, Lancaster County, Nebraska. (R-05-0061)
- E. A subdivision agreement with Marvin and Cynthia Renner, for County Final Plat No. 05023, Prairie Lake Estates 1st Addition, on property generally located north and west of the corner of South 54th Street and Gage Road, Lancaster County, Nebraska. (C-05-0299)
- F. A program resolution for grading, culverts, surfacing, preliminary engineering and utility relocation for West Denton Road. The estimated cost for the project is \$980,000. (R-05-0063)

5) **NEW BUSINESS CONTINUED:**

- G. A resolution authorizing the installation of the following traffic signs: (R-05-0064)
- ▶ Two temporary "No Parking" signs for southbound traffic on South 68th Street, one north and one south of the drive for 14220 South 68th Street
 - ▶ Two temporary "No Parking" signs for northbound traffic on South 68th Street, one north and one south of the drive for 14220 South 68th Street
 - ▶ One 20 ton weight limit sign at the east end of County structure H-46 for westbound traffic
 - ▶ One 20 ton weight limit sign at the west end of County structure H-46 for eastbound traffic
- H. A resolution in the matter of approving an amendment to a conservation easement agreement granted by Batie Farms, Inc., to the Lower Platte South Natural Resources District, to allow for the consolidation of three (3) home sites into a cluster of five (5) acreage lots. (R-05-0065)
- I. An interlocal agreement between the City of Lincoln and Lancaster County for the grading, paving and bridge construction of SW 40th Street from West "A" Street, north to the existing City limits. The County will contribute \$197,568 to the City as its share of the project. The agreement is effective upon execution and will continue until the completion of the project. (C-05-0300)
- J. An agreement between Lancaster County and Great Plains Appraisal Company, on behalf of Wayne Kubert and Tom Kubert, for the services of a referee coordinator to coordinate referees who will hear all property tax protests for the 2005 tax year which are before the Lancaster County Board of Equalization. The coordinator is also responsible for ensuring that all papers related to such protests, along with written findings and recommendations, are made available to the Board. The referee coordinator shall be reimbursed at a rate of \$680 per working day up to \$96,000. (C-05-0291)
- K. A contract with Pavers, Inc. of Waverly, Nebraska for concrete repair on North 84th Street, Project No. 05-19. Work will begin on or before June 6, 2005 and be completed within ten working days. The County will pay \$33,071 for the services. (C-05-0292)
- L. An agreement between Mary Ann Meisner and Lancaster County for a professional, non-paid internship at the Community Mental Health Center. Meisner will provide the County with eight hours per week of evaluation and counseling services to individuals in the outpatient therapy department. (C-05-0293)

5) **NEW BUSINESS CONTINUED:**

- M. An agreement with the Board of Regents with the University of Nebraska regarding a Federal work study program with the Lancaster County Public Defender's Office. The County will pay 30 percent of the hourly rate for the period of August 19, 2005 through August 17, 2006. (C-05-0294)
- N. A licensing agreement with Swank Motion Pictures, Inc. for showing video cassette movies at the Lancaster County Youth Services Center. Term of the agreement will be from July 1, 2005 through June 30, 2006 and the County will pay \$225 for the license. (C-05-0295)
- O. A license agreement and lease form with Evare, LLC for a financial software program, Evare Desktop, to be utilized by the Lancaster County Treasurer's Office. The County will pay \$3,000 for a one year lease commencing June 1, 2005. (C-05-0301)
- P. Recommendation from the Purchasing Agent and the County Engineer to recognize all bids for annual requirements for the production of gravel surface coarse material, limestone, rock and gravel for ice control as follows: (B-05-022)

ROCK: Kerford Limestone Company \$ 9.50/ton - Weeping Water

GRAVEL: Bluff Gravel Company \$ 6.50/ton - Morse Bluff
Lyman Richey Sand/Gravel \$ 6.95/ton - Gretna
Concrete Industries, Inc. d/b/a \$ 7.15/ton - Ashland
Western Sand & Gravel

ICE CONTROL: Concrete Industries, Inc. d/b/a \$ 4.15/ton - Ashland
Western Sand & Gravel
Lyman Richey Sand/Gravel \$ 4.35/ton - Gretna

The award of individual projects will be correlated by the County Engineer with separate bids for hauling of product from production sites on an as-needed-basis.

- Q. Award of bid to Blue Cross Blue Shield of Nebraska for Lancaster County's Self-Insured Health Insurance Program, pursuant to the 2005 Request for Proposals, Bid No. 05-063. (B-05-0023)
- R. Authorization of Wells Fargo Bank, as trustee, to disburse and make payment from the Lancaster County Limited Tax Building 2004 Construction Fund to Tyler Technologies, in the amount of \$224,050, for services rendered in relation to the new property tax system (Orion) for the County Assessor/Register of Deeds Office.

5) **NEW BUSINESS CONTINUED:**

- S. A request from General Electric Capital Corporation, on behalf of Colonial Pacific Leasing Corporation, for a refund of personal property taxes for 2004, in the approximate amount of \$848.74.
- T. Appointment of Dick Esseks to the Lincoln-Lancaster County Planning Commission for the remainder of a six-year term expiring August 24, 2005, replacing Dan Marvin, and for a new six-year term expiring August 24, 2011.
- U. Reappointment of Patricia Owen and appointments of Michelle Zuhke and Rita Dey to the Government Access & Information Committee for one-year terms, expiring January 1, 2006.
- V. Letter to Mayor Coleen Seng outlining Lancaster County's concerns with the possible sale of the K Street Complex, located at 440 South 8th Street.

6) **CONSENT ITEMS:** These are items of business that are routine which are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:

- A. Setting of a public hearing for Tuesday, June 14, 2005 at 1:30 p.m. in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding County Final Plat No. 04062, The Preserve at Cross Creek 1st Addition, requested by Brian D. Carstens and Associates on behalf of Land II, L.L.C., consisting of nine lots, on property generally located at South 68th Street and Roca Road.
- B. Right-of-way contracts relating to road improvements between the Lancaster County Engineering Department and the following individuals:
 - ▶ Daniel L. and Vicki M. Creal, in the amount of \$68.50, on North 190th Street south of Holdrege Street; Project C.P.J-262. (C-05-0296)
 - ▶ Sharon and Victor Meyer on West Superior Street west of Northwest 98th Street; Project C.P.M-107. This is a donation. (C-05-0297)
 - ▶ E & B Lending, Inc., in the amount of \$189.50, on North 190th Street south of Holdrege Street; Project C.P.J-262. (C-05-0298)

7) **EMERGENCY ITEMS AND OTHER BUSINESS:**

Public comment on items not on today's agenda are welcomed at this time. Each speaker is limited to five minutes.

8) **ANNOUNCEMENTS:**

- A. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, June 2, 2005, beginning at 8:30 a.m., in Room 113 located on the first floor of the County-City Building.
- B. Public hearings will be held on Tuesday, June 7, 2005 at 1:30 p.m. in the County Commissioners Hearing Room, Room 112, on the first floor of the County-City Building regarding the following:
1. An application for Corporate Manager for Brett Allen Renner in connection with a Class I liquor license for Hillcrest Country Club located at 8901 "O" Street, Lincoln, Lancaster County, Nebraska.
 2. An application for Corporate Manager for Connie L. Hynek in connection with a Class AD liquor license for Gas 'N Shop, Inc. d/b/a Gas N' Shop No. 41 located at 4005 West Highway 34, Lincoln, Lancaster County, Nebraska.
 3. Comprehensive Plan Amendment 04010, requested by the Director of Planning at the request of Apple's Way, L.L.C., to amend the 2025 Lincoln/Lancaster County Comprehensive Plan, to change the land use designation from Urban Residential to Commercial on approximately 39.13 acres generally located at South 66th Street and Highway 2 in Lancaster County, Nebraska.
 4. Comprehensive Plan Conformance 05003, requested by Prairie Solitude, L.L.C., adopting the proposed conservation easement for the preservation of native prairie.
- C. The Lancaster County Board of Commissioners will hold departmental budget hearings on various dates and times at the County-City Building (room numbers listed below) located at 555 South 10th Street, Lincoln, Nebraska:

Tuesday, May 31, 2005-Room 113

8:30 am - County Treasurer
9:00 am - Assessor/Register of Deeds
9:30 am - Sheriff
10:00 am - County Engineer & GIS
10:30 am - Juvenile Court
11:00 am - Election Commissioner
11:30 am - Emergency Management

Thursday, June 9, 2005-Room 113

1:00 pm - Visitors Promotion
1:30 pm - Agricultural Society
2:00 pm - Property Management
2:30 pm - Records Management
3:00 pm - Weed Control
3:30 pm - Veterans Affairs/Gen. Asst.
4:00 pm - Lancaster Manor
4:30 pm - Information Services
5:00 pm - Diversion Services

Other Budget Meetings will be Scheduled on a Staff Meeting Agenda:

Thursday, June 16, 2005 - 8:30 a.m.: Budget Work Session, County-City Building, Room 113

Thursday, June 23, 2005 - 8:30 a.m.: Budget Work Session, County-City Building, Room 113

8) **ANNOUNCEMENTS CONTINUED:**

Thursday, June 30, 2005 - 8:30 a.m.: Budget Work Session, County-City Building, Room 113

Thursday, July 7, 2005 - 8:30 a.m.: Budget Work Session, County-City Building, Room 113

Tuesday, July 12, 2005 - 8:30 a.m. to 12:30 p.m.: Budget Work Session, County-City Building, Room 113

Tuesday, July 12, 2005 - 4:00 p.m. to 8:00 p.m.: Common Budget Hearings, County-City Building, Room 113

Thursday, July 14, 2005 - 8:00 a.m. to 4:30 p.m.: Final Work Session, County-City Building, Room 113

Thursday, August 11, 2005 - 10:00 a.m. to 11:30 a.m.: Review Agricultural Society and Rural Fire Budgets, County-City Building, Room 113

Tuesday, August 16, 2005 - 7:00 p.m.: Public Hearing on County Budget; County-City Building, County Commissioners Hearing Room, Room 112

Tuesday, August 23, 2005 - 1:30 p.m.: Adoption of County Budget, County-City Building, Room 112

- D. The Lancaster County Board of Commissioners meeting which is broadcast live at 1:30 p.m. on Tuesdays will be rebroadcast tonight at 6:30 p.m. and again on Saturday afternoon on 5 City-TV, Cable Channel 5. In addition, this meeting may be viewed on the Internet 24 hours a day at <http://www.lancaster.ne.gov>. Click on 5 City-TV Video On Demand.

9) **PENDING:**

- A. Public hearing regarding County Change of Zone 04053, from AG Agricultural District to AGR Agricultural Residential District, requested by Mark Hunzeker on behalf of Wapiti Enterprises, Inc., on property generally located at the southeast corner of Southwest 40th Street and Rokeby Road in Lancaster County, Nebraska. (Recessed on September 28, 2004.)
- B. County Change of Zone 04074, from AG Agricultural District to AGR Agricultural Residential District, requested by Lyle Loth of ESP on behalf of Robert E. Lookabaugh, on property generally located at North 84th Street and Agnew Road in Lancaster County, Nebraska.

9) **PENDING CONTINUED:**

- C. County Special Permit 04058, Lakewood Hills Community Unit Plan, requested by Lyle Loth of ESP on behalf of Robert E. Lookabaugh, for nine residential acreage units, on property generally located at North 84th Street and Agnew Road in Lancaster County, Nebraska.
- D. County Preliminary Plat 04028, Lakewood Hills, requested by Lyle Loth of ESP on behalf of Robert E. Lookabaugh, for nine residential acreage lots, on property generally located at North 84th Street and Agnew Road in Lancaster County, Nebraska.
- E. County Final Plat 04126, Lakewood Hills, requested by Lyle Loth of ESP on behalf of Robert E. Lookabaugh, for nine residential acreage lots, on property generally located at North 84th Street and Agnew Road in Lancaster County, Nebraska.

10) **ADJOURNMENT:**

This agenda, which is kept continually current, is available for inspection in the office of the County Clerk in Lancaster County, Nebraska.

NOTE: Interpreters for the hearing impaired are available at the meetings of the County Board upon request. Please contact the County Clerk's Office at 441-7481 at least 48 hours prior to the meeting if this accommodation is required, or if you have any other special communication needs requiring assistance. Telex Sound Masters are also available for audio enhancement during the meeting.

The Board of Commissioners agenda and minutes may be accessed on the Internet at <http://www.lancaster.ne.gov> on the County Clerk's website.

IF YOU ARE HERE TO PARTICIPATE ON AN ITEM AND NEED SPECIAL CONSIDERATION BECAUSE OF A SCHEDULE CONFLICT OR SOME OTHER PROBLEM, PLEASE LET THE CLERK KNOW PRIOR TO THE MEETING SO WE MAY ACCOMMODATE YOUR NEEDS.

AGENDA
LANCASTER COUNTY BOARD OF EQUALIZATION
TUESDAY, MAY 31, 2005
COUNTY COMMISSIONERS HEARING ROOM, ROOM 112
FIRST FLOOR, COUNTY-CITY BUILDING
IMMEDIATELY FOLLOWING THE REGULAR BOARD OF COMMISSIONERS
MEETING

- 1) **MINUTES:** Approval of the minutes of the Board of Equalization meeting held on Tuesday, May 24, 2005. (A copy of these minutes is on file in the office of the Lancaster County Clerk or can be accessed at <http://www.lancaster.ne.gov>).

THOSE WISHING TO SPEAK ON ITEMS SPECIFIC TO TODAY'S AGENDA ARE ASKED TO DO SO WHEN THE ITEM IS CALLED BY THE COUNTY CLERK. EACH SPEAKER IS LIMITED TO FIVE (5) MINUTES.

- 2) **ADDITIONS AND DEDUCTIONS:**

Approval of 3 additions and deductions to the tax assessment rolls per Exhibit A.

- 3) **MOTOR VEHICLE TAX EXEMPTIONS:**

Cornhusker Place, Inc.
Holy Family Sisters of the Needy
Lincoln Lutheran School Association
Redeemer Lutheran Church
Transfiguration, Inc.
VITAL Services, Inc.

- 4) **ADJOURNMENT:**

IF YOU ARE HERE TO PARTICIPATE ON AN ITEM AND NEED SPECIAL CONSIDERATION BECAUSE OF A SCHEDULE CONFLICT OR SOME OTHER PROBLEM, PLEASE LET THE CLERK KNOW PRIOR TO THE MEETING SO WE MAY ACCOMMODATE YOUR NEEDS.